

ORCHARD GATE

BANBURY ROAD, STRATFORD-UPON-AVON





Welcome to Orchard Gate

Age exclusive luxury
apartments in the stunning
town of Stratford-upon-Avon.

Located in the world-famous medieval town of Stratford-upon-Avon, this stunning development of 21 one and two bedroom luxury apartments offers a unique opportunity to buy a spacious high quality home which blends traditional design with contemporary living. From the high specification of integrated appliances in the fitted designer kitchens, to the bespoke fitted or walk in wardrobes and stylish en-suite bathrooms to each master bedroom, you'll appreciate the considerate attention to detail within every room

Exclusively for the over 55s, many of the superior apartments at this development will feature stunning countryside views while amenities of the local town centre are just over a mile away.



Computer Generated Image



At Orchard Gate you'll have time to admire the handsomely maintained mature gardens surrounding the residence. A private balcony or terrace to apartments allows you to enjoy this countryside setting from the comfort of your own home. You can further relax with the confidence of a video security entry system and convenience of gated parking. All of our security features mean you can happily go away for a few days or even weeks at a time with complete peace of mind.

The attention to detail means that a home at Orchard Gate will not only be beautiful, but also easy to manage and maintain, making it the perfect choice for people who have an independent, active lifestyle.



Shakespeare's Birthplace

Despite its popularity with tourists, Stratford-upon-Avon has retained its charm and integrity as an historic English town. Ancient architecture, a rich cultural history, and a proud local community make it a highly desirable place to call home.

At Orchard Gate, you'll be just 1.5 miles away from the town centre – the ideal distance to make the most of all the town has to offer while simultaneously enjoying the tranquillity and serenity of the surrounding Cotswolds countryside.

It goes without saying that there are myriad of options when it comes to keeping occupied in Stratford-upon-Avon. Some of the town's most popular attractions include Shakespeare's birthplace, his wife Anne Hathaway's home, and the River Avon. The town in itself makes for an intoxicating attraction, awash with Elizabethan architecture, open green spaces, and the sheer variety of restaurants, pubs and cafes, not to mention the friendly and warm-hearted locals who are proud to share their history and culture.

Need a change of scenery? Royal Leamington Spa is only 12 miles to the north east, another delightfully historic town. If you're in search of something more modern and urban, Birmingham is just 28 miles to the north west.

If you feel the urge to free yourself from the enchantment of famous English towns for a time, The Cotswolds is on your doorstep to the south, where the rolling countryside has plenty to offer lovers of the great outdoors. Golfers are also catered to in Stratford-upon-Avon, with several clubs around including the popular Welcombe Golf Course offering a challenging and varied course.

However you choose to spend your time in and around the charming town of Stratford-upon-Avon, know that you're lucky enough to call one of Britain's favourite towns home.



Bridge Street

M40
7.5 miles

Stratford Train Station
2.3 miles

Bridge Street, Town Centre
1.3 miles

Henley-in-Arden
10 miles

Stratford Racecourse
2.5 miles

Waitrose Supermarket
1.0 mile

Enjoy the very best in design

Development Features

- Rural views of local surroundings
- 1.3 miles to Bridge Street in the Town Centre
- Secure and gated car park with dedicated parking space for each apartment
- Private landscaped gardens and terrace
- Exclusively for the over 55s
- Dedicated concierge service*
- Secure audio visual entry system
- Elegantly presented entrance lobby with direct lift access to each floor



Typical lobby



*Restricted working hours



Typical apartment lounge

Apartment Features

- Stylish design, blending traditional and contemporary styles
- French doors leading on to a balcony or terrace to selected apartments
- Electric underfloor heating
- Spacious open plan living and dining areas to all two bedroom apartments
- Fully fitted high gloss kitchen incorporating Earthstone work surfaces and integrated NEFF appliances, which include, oven, hob, microwave, fridge/freezer, dishwasher and extraction hood
- Walnut veneer internal doors
- Separate utility area with washer/dryer to all two bedroom apartments
- Master bedroom with ensuite and walk in wardrobe to all two bedroom apartments
- TV and satellite system with Sky+ point in living room and further outlets to bedrooms



Typical kitchen



Typical shower room

**Downsize
without
compromise**

Apartment Specification

General

- Balcony or patio to selected apartments
- Walk-in wardrobe to selected master bedrooms
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room
- Double glazing to all windows
- Washer dryer in all apartments
- NHBC 10 year warranty

Kitchen

- Fully fitted high gloss kitchen incorporating Earthstone work surfaces and integrated NEFF appliances, which include, oven, hob, microwave, fridge/freezer, dishwasher and stainless steel hood with glass splashback
- Stainless steel sink and mono mixer tap

Shower room /Ensuite

- Half tiled ensuite bathroom and shower rooms with full height tiles to wet areas
- Thermostatically controlled shower
- Contemporary sanitary ware and low threshold shower enclosure
- LED mirror cabinet with motion sensor lights and shaver socket
- Chrome heated towel rail

Heating and finishes

- Electric underfloor heating
- Carpets included throughout
- Neutral décor
- Walnut doors
- Contemporary door furniture and fittings

Safety and security

- Secure audio visual entry system
- 24 hour emergency call system
- Intruder alarm and smoke detector



Site Overview

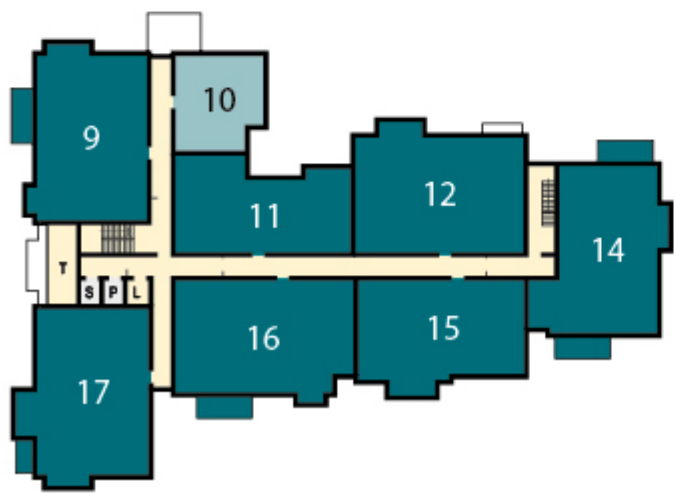
Ground Floor



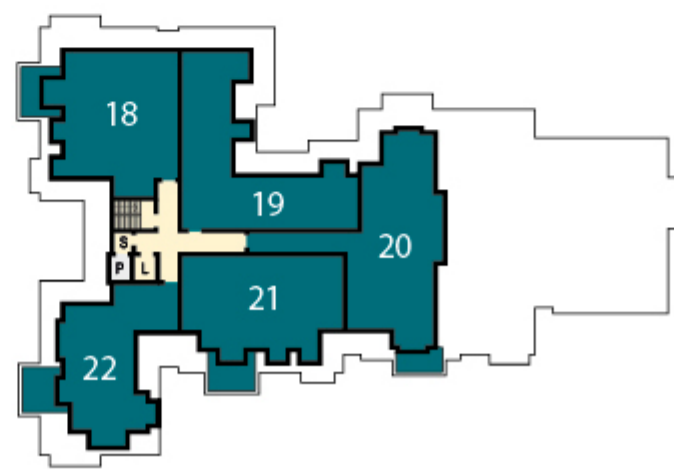
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- Roof area
- L** - LIFT
- P** - PLANT ROOM
- R** - REFUSE
- S** - STORE
- SS** - SUB STATION
- T** - COMMUNAL TERRACE



First Floor



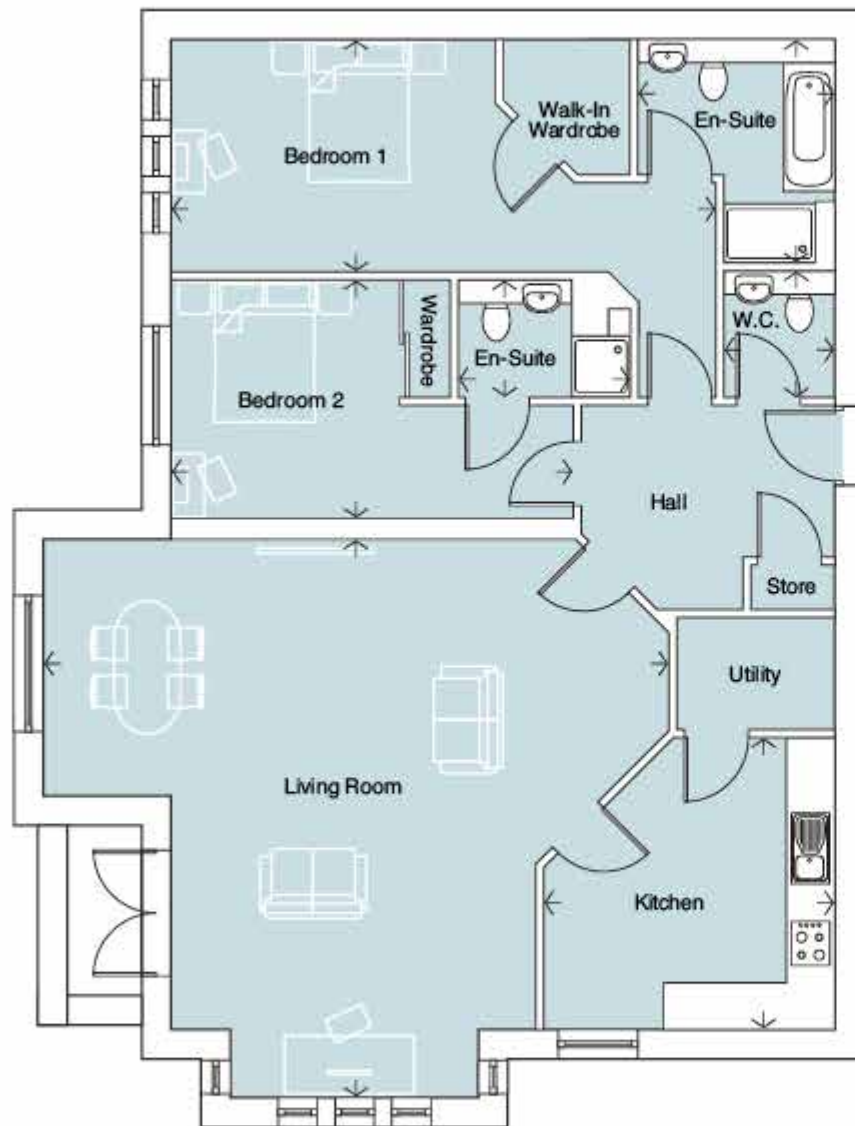
Second Floor
Penthouses



Typical two bedroom apartments



Living Room (Max.)	14' 3" x 29' 2"	(4353mm x 8881mm)
Kitchen (Max.)	7' 11" x 17' 9"	(2400mm x 5420mm)
Bedroom 1 (Max.)	14' 8" x 26' 8"	(4462mm x 8137mm)
En-Suite (Max.)	6' 1" x 8' 6"	(1864mm x 2592mm)
Bedroom 2 (Max.)	4' 11" x 17' 9"	(1508mm x 5408mm)
En-Suite 2 (Max.)	4' 2" x 4' 12"	(1280mm x 1510mm)
W.C. (Max.)	4' 9" x 4' 9"	(1448mm x 1450mm)



Typical apartment interiors

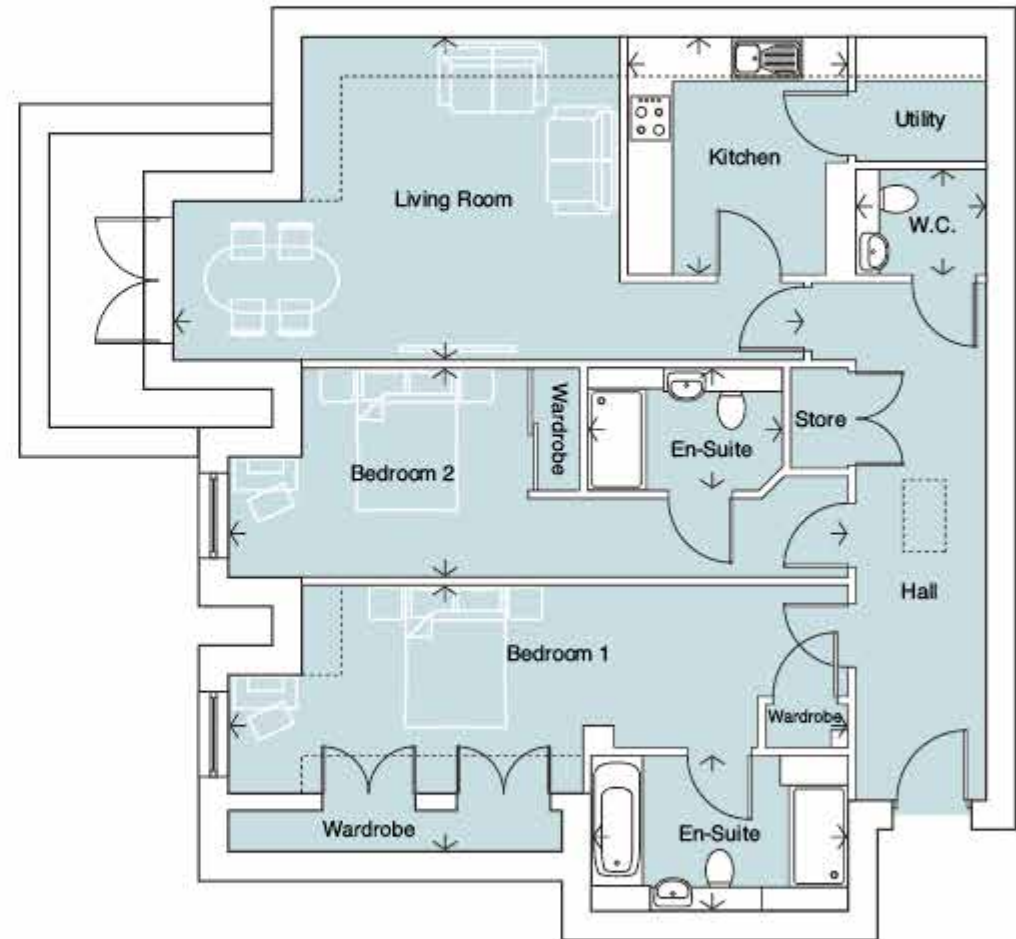
Living Room (Max.)	23' 2" x 27' 2"	(7069mm x 8287mm)
Kitchen (Max.)	12' 8" x 12' 8"	(3850mm x 3869mm)
Bedroom 1 (Max.)	10' 1" x 23' 9"	(3060mm x 7225mm)
En-Suite 1 (Max.)	6' 1" x 8' 6"	(1864mm x 2592mm)
Bedroom 2 (Max.)	10' 5" x 17' 6"	(3170mm x 5333mm)
En-Suite 2 (Max.)	4' 2" x 4' 11"	(1280mm x 1506mm)
W.C. (Max.)	4' 7" x 4' 9"	(1386mm x 1450mm)

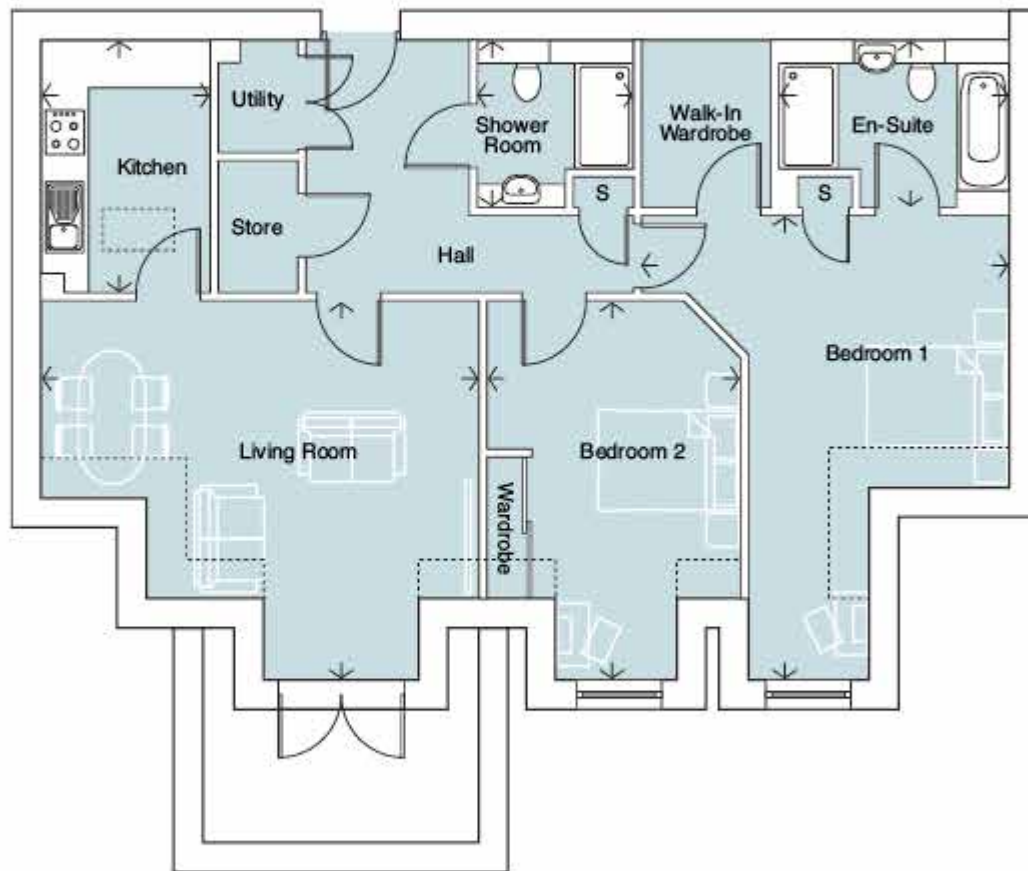
The Penthouse Collection



Plot 18

Living Room (Max.)	14' 1" x 27' 5"	(4290mm x 8344mm)
Kitchen (Max.)	9' 7" x 10' 4"	(2932mm x 3158mm)
Bedroom 1 (Max.)	9' 2" x 26' 11"	(2792mm x 8210mm)
En-Suite 1 (Max.)	5' 10" x 8' 7"	(1764mm x 2619mm)
Bedroom 2 (Max.)	9' 2" x 26' 11"	(2792mm x 8207mm)
En-Suite 2 (Max.)	4' 5" x 5' 11"	(1350mm x 1807mm)
W.C. (Max.)	4' 7" x 4' 8"	(1400mm x 1443mm)





Typical apartment interiors

Plot 21

Living Room (Max.)	16' 6" x 19' 0"	(5036mm x 5783mm)
Kitchen (Max.)	7' 4" x 10' 11"	(2239mm x 3332mm)
Bedroom 1 (Max.)	16' 0" x 20' 3"	(4867mm x 6167mm)
En-Suite 1 (Max.)	6' 3" x 7' 5"	(1914mm x 2255mm)
Bedroom 2 (Max.)	11' 1" x 16' 6"	(3371mm x 5035mm)
W.C. (Max.)	4' 3" x 5' 4"	(1301mm x 1614mm)



Putting everything in place for the perfect move

Your move could not be in safer hands. From the point you reserve your new apartment to the day you move in, we will be there to support you.

As part of our Smooth Move package we will liaise with your Estate Agent and even make a contribution to the cost when you sell your existing property using our recommended selling agents.

We will liaise with your solicitor and pay a sum towards your legal fees when you

use one of our preferred independent solicitors.

We will also arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed, taken to your new apartment and safely unpacked again. They will even help you de-clutter if you wish



Lifestyle Living is a premium brand built on delivering quality contemporary living solutions for the over 55s. Our developments offer contemporary living in some of the UK's most desirable locations and create opportunities to allow you to live life the way you want to live it - living by the coast, enjoying the buzz of city life or embracing country living. Lifestyle Living is brought to you by McCarthy & Stone, the UK's leading retirement housebuilder with record in 5 star customer satisfaction from the Home Builders' Federation survey





McCarthy & Stone

The UK's leading retirement housebuilder



Contact us

To register your interest
please call 0800 201 4106 or visit
www.mccarthyandstone.co.uk/orchardgate

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